

29401

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady, Inc.

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by Richard P. Charland and Nancy A. Charland

whose mailing address is 24 Paris Street
Waterville, Maine 04901the receipt whereof I do hereby acknowledge, do hereby GIVE,
GRANT,

BARGAIN, SELL AND CONVEY unto the said

TRANSFER
TAX
PAID

Richard P. Charland and Nancy A. Charland

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in Waterville in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Easterly point of Lot 55; thence heading S 61 degrees 33' 36" West 243.80' (Two Hundred Forty-Three and Eighty-One Hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most Southerly point of said Lot 55; thence heading N 26 degrees 59' 51" W 181.01' (One Hundred Eighty-One and One One Hundredths feet) along Lot 54 to an iron pin marking the most Westerly point of said Lot 55; thence heading N 66 degrees 47' 00" E 103.93' (One Hundred Three and Ninety-Three One Hundredths feet) along Lot 44 to an iron pin marking the Northwesternly point of said Lot 55; thence heading S 60 degrees 14' 01" 34.10 (Thirty-Four and Ten One Hundredths feet) along Lot 57 to an iron pin marking the corners of Lots 57 and 56, angle point on Northerly line of said Lot 55; thence heading S 65 degrees 39' 25" E 177.77' (One Hundred Seventy-Seven and Seventy-Seven One Hundredths feet) along Lot 56 to the beginning pin.

The above description meaning and intending to describe said Lot 55 as pre recorded subdivision Plan titled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-77074.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

Richard P. Charland and Nancy A. Charland, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND, I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises,

have hereunto set my hand and seal this 29th day of the month of October, A.D. 1986.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Lisa-Anne V. Steinbeiser
WITNESS

James A. McBrady
JAMES A. McBRADY

STATE OF MAINE, COUNTY OF CUMBERLAND October 29, 1986

Then personally appeared the above named

James A. McBrady

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Richard G. Cervizzi, Esq.
Notary Public/Attorney at Law

Richard G. Cervizzi, Esq.

(printed name of person taking acknowledgment)

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1986 DEC 22 AM 9:00

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